



## Station Road, Chinnor, Oxfordshire

**TO LET £1,800 PCM**

**Unfurnished**

A three-bedroom detached house ideally situated within 0.2 miles of Chinnor High Street and local amenities. UNFURNISHED. EPC rating B. CONTACT BB LETTINGS 01844 354554

- TWO BATHROOMS
- WOOD BURNER
- DRIVEWAY PARKING
- UTILITY ROOM
- CONSERVATORY
- 0.2 MILES FROM HIGH STREET AND AMENITIES

**Office Numbers:**

Chilterns | 01844 354554  
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**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

### Description:

A three-bedroom detached house ideally situated within 0.2 miles of Chinnor High Street and local amenities.

The property comprises:-

#### GROUND FLOOR

Porch  
Entrance hall  
Kitchen  
Living/dining room with wood burning fire  
Conservatory  
Shower room  
Utility room

#### FIRST FLOOR

Landing  
Main bedroom  
Guest bedroom  
Single bedroom  
Bathroom with bath and separate shower cubicle

The property also benefits from an enclosed rear garden, garage (storage only) and driveway parking.

Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band E

### Terms:

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

### Restrictions:

Pets permitted

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:  
Bonners and Babingtons  
**01844 354554**

